

RESIDENTIAL INSPECTIONS PROCESS

—from start to finish—



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Initial Inspections for Building Permit (BP)



Address must be posted on the site at all times and visible from the street throughout the construction process.

Prior to the start of construction, erosion & sediment controls as well as tree protection measures need to be in place if applicable to your project. For more information, view the [Tree Protection and Erosion/Sedimentation Controls Flowchart](#).

100 Pre-construction Inspection BP

Required for:

- Non-Complying structures (re-models) and Certification of Compliance Program (Certified Applicant New Construction Projects)

Pre-Construction Environmental Inspection and Tree Inspection

The Pre-construction Environmental Inspection request can be called through IVR or AB+C portal. The Preconstruction Tree Inspection will be scheduled by the assigned inspector and both inspections will occur simultaneously.

101 Layout Inspection BP

Required for:

- All building permits
- Approved plans required onsite
- For new buildings or additions, this inspection is required after forms have been set or the new building/addition footprint is established
- For remodels, a layout inspection is required prior to the start of construction
- A new survey is required for new construction and additions. The survey must be done by a State of Texas Licensed Surveyor

Pre-foundation Inspections

for Plumbing Permit (PP), Mechanical Permit (MP), and Electrical Permit (EP)

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*Termite treatment typically required at this phase of construction pursuant to the International Residential Code. Documentation of an approved treatment by a certified applicator will be collected at the final building inspection.

**The City of Austin does not conduct a physical foundation inspection. Once all of the pre-foundation inspections are approved, a State of Texas Licensed Engineer will need to inspect the foundation. A copy of their sealed assessment is required for foundation approval. That foundation inspection needs to be scheduled with the final group inspection and can be collected at the final building inspection or uploaded to your permit.

***Third party wallboard inspections are required for all new construction projects. For all other projects this inspection can either be conducted by City Of Austin inspection staff or a third party inspector. If using a third party inspector they are required to be a registered design professional or an ICC certified building inspector. A copy of their report can be collected at the final building inspection or uploaded to your permit.

300 Electrical Slab Inspection EP

(Requested and passed prior to the installation of concrete for slabs; may also be used for underground work)

302 Electrical Grounding Inspection EP

Requested in Conjunction with 300 Slab (requested and passed prior to the installation of concrete for foundations; must pass to receive power)

500 Plumbing Rough Inspection PP

Required for any project with plumbing work done below the finished floor level

621 Pre-Pour Tree Inspection

501 Plumbing Pre-pour Inspection PP

Required for any project with any portion of the plumbing system located in the buildings foundation

Exterior Plumbing Inspections

These inspections can be scheduled any time with or after the Plumbing Rough. Must be complete before final if applicable to your project.

506 Water Yard line PP

506 Sewer Yard line PP

510 Sewer tap PP

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Framing Stage Inspections

If applicable to your project, these inspections are required prior to the installation of insulation or wall board and after all trade work is complete.

301 Electric Rough Inspection EP

This inspection must either pass or be conducted with minimal violations prior to scheduling the frame group inspection.

Frame Group Inspections

Grouped inspections are required for the Frame inspection and the Final building inspection. This is to ensure our resources are being used as efficiently as possible and minimize inspector trips to the project.

103 Framing BP

Required documentation for this stage
3rd party pre frame inspection (for new construction and large remodels)
C.O.A approved stamped set of plans

Truss and I joist layouts and full specification packet from mfg.

Interim Tree Inspection

502 Plumbing Top out PP

400 Mechanical Rough Inspections MP

These three inspections make up the frame group inspection and must be scheduled together on the same day for most projects.

106 Fire Resistance-Rated Construction BP

(typically only required for townhouses and duplexes)

Frame Non-Grouped Inspections

103 Framing Inspection: (non-grouped)

This inspection is for small projects without trade work such as minor remodels/renovations.

A framing inspection is required any time 64 square feet of interior or exterior wall covering is removed or anytime structural framing members are added, removed or altered.

104 Insulation Inspection BP

This inspection is to be requested only after the frame group or framing inspection has been approved or insulation has been authorized by residential inspection staff.

105 Wallboard Inspection BP

Third party wallboard inspections are required for all new construction projects for all other projects this inspection can be inspected by C.O.A inspection staff or via third party. If using a 3rd party inspector this inspection should be scheduled with the final group inspection.

Final Inspections

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One Time Inspections:

These are pre-requisite inspections from other divisions and/ or departments they are not required for all projects. It is important to be aware of which of these are applicable to your project as they can delay your final inspections.

Water tap inspections
Environmental inspection
On Site sewage Facilities
Tree inspections
Fire Inspection
Driveway/Sidewalk Inspections
Landscaping Inspections

305 Electrical Final EP

This inspection must be approved prior to scheduling your final group inspection

Final Group Inspections

111 Final energy BP

405 Final Mechanical MP

521 Final Plumbing PP

105 Wallboard Inspection BP

112 Final Building BP

620 Final Tree Inspection

One Time final [Environmental Inspection](#) will be scheduled at the same time as the 620 Final Tree Inspection and both inspections will occur simultaneously.

Third party inspection reports:

On site or uploaded to permit

A/C duct leakage reports

Envelope leakage report (new construction only)

*Termite report

**Foundation report

***Wallboard report

Impervious cover survey (if required)

